

## STAFF REPORT

<b>Request for Neighborhood Plan:</b>	Sunrise Acres Area
<b>Applicant(s):</b>	Representative Susannah M. Byrd (District #2)
<b>Location:</b>	<u>Northeast Planning Area</u> North: Hondo Pass East: Gateway South South: Atlas West: <i>Option 1</i> - Echo <i>Option 2</i> - Hondo Pass Drive/Properties fronting Galena/Properties fronting Magnetic
<b>Representative District:</b>	2 & 4
<b>Area:</b>	<i>Option 1</i> - 435 acres (approx.) <i>Option 2</i> - 738 acres (approx.)
<b>Present Zoning:</b>	<b>Option 1</b> R-3A, R-4, R-5 (Residential) A-O (Apartment/Office) A-2 (Apartment) C-1, C-3 (Commercial)
	<b>Option 2</b> R-3A, R-4, R-5 (Residential) A-O (Apartment/Office) A-2 (Apartment) C-1, C-3 (Commercial) PMD (Planned Mountain Development) PR-1 (Planned Residential)
<b>Present Use:</b>	Neighborhood is predominantly residential with commercial pockets/strips.
<b>Surrounding Land Uses:</b>	North: Fort Bliss (Castner Range) East: U.S. HWY 54 South: Fort Bliss (Housing) West: <i>Option 1</i> - Residential <i>Option 2</i> - Vacant
<b>Year 2025 Designation:</b>	Residential, Commercial, and Mixed Use (Northeast Planning Area)

## **Request for Neighborhood Plan**

### **SUNRISE ACRES AREA**

#### **General Information:**

On July 14, 2005, the Planning, Research & Development Department received an email from Representative Byrd (District 2) requesting that a neighborhood plan be developed for the subject area.

The issues identified through recent public meetings and by Representative Byrd are as follows:

- Developing an overall neighborhood design that is consistent and looks at platting, density of housing, and respect for the natural geography of the mountain and foothills.
- Impact of new development on schools (currently overcrowded) and parks.
- A need for creating/maintaining open space.
- Impact of new development on traffic, parking and drainage (a forward-looking plan for future infrastructure needs).

#### **Information to the Commission**

There are two options for boundaries of the plan area. The first option encompasses 435 acres and is currently zoned R-3A, R-4, and R-5 (Residential), A-2 (Apartment), C-1 and C-3 (Commercial). The second boundary option encompasses 738 acres and is currently zoned R-3A, R-4, and R-5 (Residential), A-2 (Apartment), C-1 and C-3 (Commercial), PMD (Planned Mountain Development), and PR-1 (Planned Residential District I). The land uses within the area as per the current land use database are as follows:

#### **Land Use Characteristics (Approximate)**

Option 1

Land Use	Acreage	Count
Commercial	12.0	9
Church	9.2	8
Drainage	7.2	4
Fire Station	0.7	1
Government	1.9	1
Multi-Family	24.8	97
Multi-Family Vacant	0.5	2
Parks	8.0	1
Schools	18.1	2
Single-Family	207.9	880
Single-Family Vacant	4.8	11
Utility	0.6	1
Vacant	57.1	120
Unknown	19.8	70
Infrastructure	62.5	
TOTAL	435.1	

Option 2

Land Use	Acreage	Count
Commercial	12.8	10
Church	10.8	9
Drainage	7.2	4
Fire Station	0.7	1
Government	1.9	1
Multi-Family	30.4	100
Multi-Family Vacant	0.5	2
Parks	8.0	1
Schools	18.1	2
Single-Family	362.5	1595
Single-Family Vacant	5.3	13
Utility	3.7	3
Vacant	66.8	138
Unknown	35.5	87
Infrastructure	173.8	
TOTAL	737.8	

As part of the plan development process the land use database for this area will be updated.

## Current Zoning (Approximate)

Option 1

Zone	Acreage by Zone	% of Total Acreage
R-5	5.6	1.30%
R-4	386.0	88.73%
R-3A	5.0	1.15%
A-2	15.1	3.45%
A-O	3.1	0.71%
C-1	13.5	3.10%
C-3	6.8	1.56%
Total	435.1	

Option 2

Zone	Acreage by Zone	% of Total Acreage
R-5	5.6	0.76%
R-4	658.3	89.22%
R-3A	5.0	0.68%
A-2	18.6	2.39%
A-O	3.8	0.49%
C-1	18.3	2.48%
C-3	6.8	0.92%
PMD	12.7	1.72%
PR-1	8.9	1.21%
Total	737.8	

## Other Demographics (Approximate)

Option 1

Vacant Land	50.7 acres	101 parcels
Total Acreage	435.1	
Residential/Apartment Zoning	414.8 acres	
All Parcels	372.6 acres	1063 parcels
Avg parcel size	0.32 acres	
% Vacant Land (parcels)	9.50%	
# of Duplexes	94	188 units
# of Single-Family	880	891 units
# of 3-unit+	3	99 units
Total Units	1,178	
Units/Acre	2.71	
Single or Multi-Family	232.7 acres	
Units/Developed Res. Acre	5.06	
Estimated Population*	3616	

Option 2

Vacant Land	66.8 acres	138 parcels
Total Acreage	737.8	
Residential/Apartment Zoning	712.8 acres	
All Parcels	561.9 acres	1965 parcels
Avg parcel size	0.29 acres	
% Vacant Land (parcels)	7.02%	
# of Duplexes	96	192 units
# of Single-Family	1608	1608 units
# of 3-unit+	4	184 units
Total Units	1,984	
Units/Acre	2.69	
Single or Multi-Family	392.9 acres	
Units/Developed Res. Acre	5.05	
Estimated Population*	6091	

\*estimate is based on census 2000 avg persons/household in El Paso (3.07)

*Neighborhood Plan Development Process: A Guide for Neighborhoods, Staff and Appointed and Elected Officials* lists the priority selection criteria the City Plan Commission should consider when reviewing a request for a neighborhood plan.

### Applicable Selection Criteria

- Neighborhood in transition
  - Subdivision activity has been steady in this area throughout the last half century, but only recently have rezoning or special permit applications (specifically for reduced setbacks, lot depths, or smaller lots) preceded subdivision plats.
- Pressing land use, infrastructure or municipal service issue in a neighborhood
  - With the development's location in the foothills of the Franklin Mountains, the need for a storm water drainage plan has arisen. Flooding is not a *serious* issue in this area yet. However, residents are concerned that

- without a drainage plan, flash flooding could become a problem with increased density of development.
- Both schools in this area are currently over capacity. Though this is not directly a city issue, communication and coordination with the EPISD is necessary to address the increased population from continued infill development in this area.
  - There is currently only one park in this area, Sunrise Acres Park, which lacks restroom facilities and drinking fountains.
- Identification as a mixed-use area in the Comprehensive Plan
    - Ten parcels in the southeastern corner of the proposed boundary are identified as mixed-use in the Projected General Land Use 2025 Map.
  - Appropriateness of issues to address in the neighborhood plan
    - All issues identified above can be addressed by various City entities except for the capacity of schools.

**The Commission must determine the following:**

Does the subject area meet the priority selection criteria?

Does the preliminary scope of the plan include issues that can be addressed in a neighborhood plan?

Is the proposed boundary coherent for a neighborhood plan?

***The City Plan Commission voted unanimously to APPROVE the request and recommended Option 2 be used for the initial plan boundary.***